



Municipal Clerk
Atlanta, Georgia

04-O-0626

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-04-30
5-6-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **605-643 Mead Street, S.E.** be changed from the **R-5 (Two-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 23 of the 14th District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Shonda Daughin Johnson
Municipal Clerk, CMC

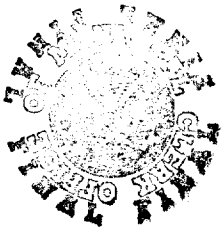
ADOPTED by the Council
APPROVED by the Mayor

JUL 19, 2004
JUL 22, 2004



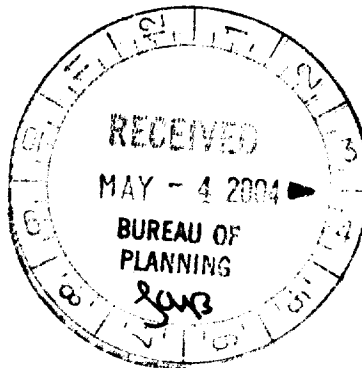
Conditions for Z-04-30

1. Site plan titled "Land Plan Mead St. Tract", by Clark Design Group, P.C. dated March 2004, and stamped received by the City of Atlanta Bureau of Planning on March 9, 2004.
2. Provisions for maintaining the common areas, including open space and driveways, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.
3. The attached document entitled "Conditions Z-04-30" consisting of one (1) page and marked received by the Bureau of Planning May 4, 2004, is hereby considered a condition of this rezoning and its provisions shall be enforced as such.



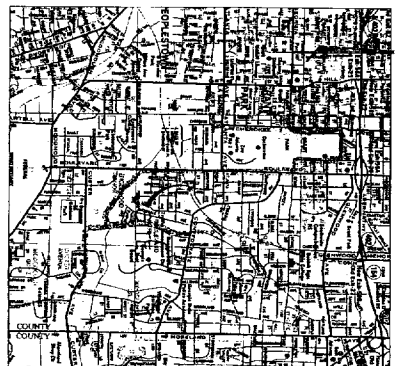
CONDITIONS Z-04-30

- ① 18 lot limit with no greater than 50% building coverage.
- ② 10 homes in the development must face Mead Street.
- ③ No front access driveways will be permitted.
- ④ The design of the homes must be consistent with the architectural guidelines of the Grant Park Historic District.
- ⑤ No garage apartments shall be permitted.
- ⑥ Entire property may not be fenced. Individual homeowners may fence their properties in a manner consistent with the applicable development regulations.
- ⑦ mandatory homeowner's Association



Z-04-30

VICINITY MAP SCALE



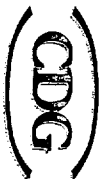
- SITE NOTES**
1. Total Area = 2.35 ac.
 2. Zoning = R-3
 3. Proposed Zoning = PDH
 4. Density = 27.66 units/acre
 5. This property does not lie within a 100 year flood hazard
 6. Future owners should refer to the 7.5 M.A. Insurance State Map of
 7. Georgia, dated June 22, 1980, for Flood Number 13141C
 8. Setback/Building Separations
 9. Front/Back Lot Separations
 10. Side Yards
 11. Corner Yards



2-01-30

Land Plan Mead St. Tract

Land Lot 23
Mead St. Tract
City of Atlanta, GA
March 2004



PLANNERS-SURVEYORS-ENGINEERS
3305 Buckhead Avenue
Suite 112
Duluth, Georgia 30096
Phone: 678-380-6007
Fax: 678-380-0371
Clark Design Group, P.C.
C#: 04012concep02 Sheet 1 of 1 P#: D-04-0721

MEADE ST. (60' R/W)

GREES ST. (40' R/W)

Zone R-5

15' ALLEY/PROPOSED ASPHALT DRIVEWAY

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

TWIN C&X RAILROAD TRAIN TRACKS
(A.K.A. ATLANTA WESTPOINT RAILROAD)

NE
30% Improvement
Zone R-3/C-2-C

OWNER / DEVELOPER

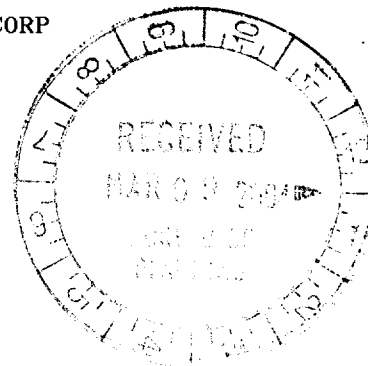
Jolly
Development

101 North Loop East
Suite 112
Atlanta, GA 30309
Tel: (404) 575-1900
Fax: (404) 575-1901

ARCHITECT / ENGINEER CONTACT

Clark Design Group, P.C.
3305 Buckhead Avenue
Suite 112
Duluth, Georgia 30096
Phone: 678-380-6007
Fax: 678-380-0371
This drawing is the property of Clark Design Group, P.C. and may not be reproduced or used in any form without the written permission of this firm.





LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 23 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Mead Street (60' R/W), said point being 179.61 feet from the intersection of the southerly right-of-way line of Mead Street and the easterly right-of-way line of Boulevard Street (60' R/W); thence following the southerly right-of-way line of Mead Street North 89 degrees 53 minutes 07 seconds East a distance of 100.34 feet to a point; thence continuing along said right-of-way line North 89 degrees 56 minutes 29 seconds East a distance of 49.90 feet to a point; thence continuing along said right-of-way line North 89 degrees 50 minutes 46 seconds East a distance of 40.07 feet to a point; thence continuing along said right-of-way line North 89 degrees 57 minutes 05 seconds East a distance of 57.50 feet to a point; thence continuing along said right-of-way line North 89 degrees 48 minutes 00 seconds East a distance of 57.41 feet to a point; thence continuing along said right-of-way line South 89 degrees 53 minutes 42 seconds East a distance of 57.33 feet to a point; thence continuing along said right-of-way line North 89 degrees 45 minutes 13 seconds East a distance of 77.57 feet to a point; thence leaving said right-of-way line and running South 00 degrees 09 minutes 54 seconds West a distance of 144.11 feet to a point; thence running South 63 degrees 19 minutes 58 seconds West a distance of 22.02 feet to a point; thence running South 61 degrees 51 minutes 03 seconds West a distance of 12.61 feet to a point; thence running South 67 degrees 52 minutes 22 seconds West a distance of 235.98 feet to a point; thence running South 71 degrees 02 minutes 56 seconds West a distance of 42.36 feet to a point; thence running South 72 degrees 47 minutes 18 seconds West a distance of 156.31 feet to a point; thence running North 00 degrees 13 minutes 05 seconds West a distance of 148.00 feet to a point; thence running North 00 degrees 10 minutes 18 seconds West a distance of 10.00 feet to a point; thence running North 00 degrees 07 minutes 41 seconds West a distance of 150.00 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2.35 acres, more or less.

Q:\Legals\04\04015\04015 Land Description for Zoning.rtf

RCS# 5912
7/19/04
2:26 PM

Atlanta City Council

Regular Session

04-O-0626 Z-04-30 REZONE R-5 TO PD-H 605-643 MEAD
 SREET
 ADOPT ON SUB

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	Y Winslow	Y Shook	Y Martin	Y Mitchell
Y Starnes	Y Archibong	NV Muller	Y Maddox	Y Norwood
Y Young	Y Fauver	Y Moore	B Mosley	Y Willis

04-O-0626

04-0-0626

(Do Not Write Above This Line)

AN ORDINANCE Z-04-30
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
R-5/HD20K (TWO-FAMILY
RESIDENTIAL/GRANT PARK HISTORIC
DISTRICT) DISTRICT TO THE PD-H/HD
20K (PLANNED DEVELOPMENT-
HOUSING/GRANT PARK HISTORIC
DISTRICT) DISTRICT, PROPERTY
LOCATED AT 605-643 MEAD STREET,
S.E., FRONTING 440.12 FEET ON THE
SOUTH SIDE OF MEAD STREET
BEGINNING 179.61 EAST FROM THE
SOUTHEAST CORNER OF BOULEVARD.
DEPTH: VARIES; AREA: 2.35 ACRES;
LAND LOT 23, 14TH DISTRICT, FULTON
COUNTY, GEORGIA.
OWNER: THE PROVIDENCE GROUP
ET AL

APPLICANT: JOLLY DEVELOPMENT
CORPORATIONBY: M. HAKIM HILLIARD, ATTORNEY
NPU-W COUNCIL DISTRICT 1

ADOPTED BY

JUL 19 2004

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 4/19/2004

Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date
Chair

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☒ 2nd
☐ 1st & 2nd
☐ 3rd

Readings

☐ Consent
☐ V Vote
☒ RC Vote

CERTIFIED

APPROVED
MAYORS ACTION

JUL 22 2004

MAYOR